

North Logan City Council &
Hyde Park City Council Meeting
North Logan Library
475 East 2500 North
North Logan, Utah

July 22, 2015

The Joint North Logan, Hyde Park City Council meeting of July 22, 2015 began at 7:00 p.m. and was conducted by Mayor Bryan Cox.

City Officials Present: Mayor: Bryan Cox, Council members: Brent Kelly, Bob Christensen, Bret Randall, Sharidean Flint, and Charles Wheeler, North Logan Mayor: Lloyd Berentzen, North Logan Council members: John Bailey, Nancy Potter, Kristen Anderson, Roger Anderson, and Damon Cann, North Logan City Manager; Jeff Jorgensen, Planning and Zoning members: Mark Lynne and Mark Hurd and City Recorder: Donja Wright.

Adoption of Agenda: Council member Christensen moved that the Hyde Park City Council approve the agenda for the July 22, 2015 joint North Logan, Hyde Park City Council meeting as presented. Council member Flint seconded the motion. Council members Kelly, Christensen, Randall, Flint and Wheeler voted in favor. The motion carried 5/0

Discuss a project to install a fence along the north property line for the North Logan Library and Police Agency Building: Manju Oberoi who lives on the north side of the police building at 538 Aspen Meadows Dr., North Logan, approached both Councils and informed them that before the police building was constructed, she was informed that the police department would help install a fence to give her some privacy from the Police Building and Library. She said that she feels like she lives in the police station and snakes and rats are crawling in from the undeveloped portion of the of the police department property into her yard. She does not spend any time outside and would like some resolution. Mayor Berentzen asked her if the neighbors to the east of her property were in agreement. She informed the Council that both neighbors east of her are currently not living in their houses. Jeff Jorgensen, North Logan City Manager, informed the Council that he put together a cost estimate of putting in a fence along all three properties and Hyde Park's portion would be approximately \$500. Council member Flint recommended that the Cities could split the cost of putting in one portion of fence along her property and if the other property owners want a fence, it could be installed at a later date when they could give their consent. Both Councils agreed to cover the costs for 50% of the fence. Chief Hawkes will approach the other home owners to see if they would like a fence installed behind their property.

Consider adopting ordinances for each city on a proposed boundary change between the two cities in the approximate area of 2850 to 3100 North and between Main Street and 400 East. The area in where the new high school is being built: Council member Kelly made a motion to approve Ordinance 15-5 an ordinance adjusting the municipal boundary of the city of

Hyde Park with a change to Section 1, paragraph 2 to read “The following parcels shall be removed from Hyde Park’s corporate boundaries and included within North Logan’s corporate boundaries”. Council member Wheeler seconded the motion. Council members Kelly, Christensen, Randall, Flint and Wheeler voted in favor. The motion carried 5/0

Discuss the proposed annexation of 5.14 acres at approximately 600 East and 2650 North (North Logan City addressing). The two Councils will discuss which city should annex the unincorporated and adjoining parcels. If it is decided that North Logan City should annex the parcels, the NL Council would then consider adopting an ordinance approving the proposed annexation. If it is decided that Hyde Park should annex the property, the HP Council would begin that process and consider approval of a resolution expressing Hyde Park’s intent to do so. Mayor Berentzen informed the Councils that discussions about this development have been in the works for quite a while. The two parcels make a peninsula in an unincorporated area between the two cities. Approximately 12 years ago, the cities created an agreement outlining which City would annex the unincorporated portions between Hyde Park and North Logan. The agreement puts the two parcels in North Logan jurisdiction. North Logan started the annexation process and held a public hearing. Council member Randall informed the Councils that Hyde Park City Council voted to consider the option of annexing the parcels into Hyde Park if North Logan chose not to annex them. Jeff Jorgensen informed the Councils that the sewer is better serviced by North Logan but the water would be easier to service from Hyde Park. Road access is currently from Hyde Park but North Logan has plans to put in a road along 600 East that would access the development. Mayor Cox informed the Council that 50 East in Hyde Park is a farm road with no curb and gutter that currently dead ends at 200 south.

The developer and property owner, Dan Cox, approached the Council and informed them that it would have a significant financial impact on him if the development were to be annexed into Hyde Park. In North Logan, the zoning requirements allow him to have the proposed 12 lots and in Hyde Park, he would only be allowed 5. Mr. Cox informed the Councils that one of the reasons they purchased the property was that it would be annexed into North Logan. He has been working with North Logan for the past 2 years getting a reasonable plan put together. He said that the traffic would flow on 50 east for only 200 yards and then would come out into the Northern Meadows Subdivision which has 66’ roads and dumps out into North Logan. This natural transition would not cause a bottle neck. Council member Randall informed Mr. Cox and the Council that the water would be coming from 2500 north and water conveyance over 500’ requires state approval. The state may not approve the water line as there may not be adequate pressure. Mr. Cox informed Mr. Randall that he has been working with engineers and North Logan City staff to design services from outside of Hyde Park that they are adequate to facilitate the needs of the development.

Mr. Randall disclosed that he lives next to the two parcels being discussed and is therefore personally vested. He informed the Councils that his neighborhood would be greatly impacted by the traffic from the development as proposed. He estimated that the average household does about 7 trips a day from their home. With the 12 homes proposed that makes over 80 trips a day, and if they have teenagers those numbers could be a lot higher. All these trips will mostly end

up driving down 730 south. Council member Randall expressed his concern about North Logan plows driving a mile to plow two small streets, while driving on Hyde Park Roads that the City pays to maintain. Council member Kelly informed the Council that Hyde Park City has created road access by putting down ground asphalt as a temporary road. He suggested that North Logan consider this along 600 east, going south to 2500 North. Mayor Berentzen informed the Councils that he felt that no decisions could be made until the North Logan and Hyde Park annexation limit and cost sharing agreement is discussed with legal Counsel. It was recommended that the Council take this discussion under advisement.

Consider approval of a canal maintenance agreement with the Hyde Park Canal Company:

Council member Kelly informed the Councils that a few years ago the other canal companies created an agreement for the Cities to sign. This agreement has the same wording except for the names of the parties involved.

There was a discussion about Page 11 item (c) Trash Gates: The agreement states that “each of the Cities shall be responsible for monitoring the trash gates situated within their respective boundaries throughout the year and arrange for cleaning and maintenance as required, at the Cities sole expense”. The Council determined that the canal company should share mutual responsibility. Mark Hurd from the Hyde Park Canal Company board informed the Council that the intent is not that the Cities would have to pay for the maintenance but the work would be counted as work-in-kind. The language will be changed in the next couple of weeks for Council approval. Council member Kelly made a motion to approve the Operating Agreement with the Hyde Park Canal Company with the exception of Page 11, Section (c) Trash Grates. Council member Christensen seconded the motion. Council members Kelly, Christensen, Randall, Flint and Wheeler voted in favor. The motion carried 5/0.

Generally discuss a variety of misc. issues impacting both cities: The Council discussed creating an interconnectivity plan between the two cities. When the plan is complete, it will come to the both City Councils to be approved as part of the master road plan. Council member Wheeler recommended looking at connecting future roads further east than 1600 east before developments go in.

Mayor Berentzen reminded the Councils that ULCT Attorney, David Church will be presenting to the North Logan planning commission tomorrow night and everyone is invited to attend.

August 5th North Logan and Hyde Park will meet to sign the police committee agreement. The meeting will be held at the police department at 6:30 pm.

Adjourn: 9:00

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Council member Randall made a motion to approve the minutes from the July 22, 2015 Council meeting. Council member Kelly seconded the motion. Council members Kelly, Christensen, Randall and Wheeler voted in favor. The motion carried 4-0.